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District 2

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District 3

Cassandra Hernandez

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District 5

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District 6

Claudia Ordaz Perez

District 7

Henry Rivera

District 8

Cissy Lizarraga

City Manager

Tommy Gonzalez

**HISTORIC LANDMARK COMMISSION MEETING MINUTES
FIRST FLOOR, COUNCIL CHAMBERS
CITY 1 BUILDING, 300 N. CAMPBELL STREET
JANUARY 7, 2019, 4:00 P.M.**

The El Paso Historic Landmark Commission held a public hearing in the Council Chambers, City 1 Building, 300 N. Campbell Street, January 7, 2019, 4:00 p.m.

The following Commissioners were present: 7

Chairman D.J. Sevigny

Vice-Chairwoman Vicki Hamilton

Commissioner Charles Stapler

Commissioner Don Luciano

Commissioner Robert Palacios

Commissioner Ivan Lopez

Commissioner Francisco Macias (4:22)

Commissioners not present: 2

Commissioner Chris Esper

Commissioner Sherry Mowles

Vacancy: 0

The following City staff members were present:

Ms. Providencia Velázquez, Historic Preservation Officer, Planning & Inspections

Mr. Russell Abeln, Assistant City Attorney, City Attorney's office

CALL TO ORDER

Chairman Sevigny called the meeting to order.

CALL TO THE PUBLIC

Chairman Sevigny asked if anyone present would like to address the Commission on issues not posted on the agenda. *No response from the audience.*

CHANGES TO THE AGENDA

No changes.



Property owner/Representative not present at the start of the meeting so the item was moved to the end of the agenda.

1. PHAP18-00046	28 Sunset Heights W. 22.5 Ft. of 4 & E. ½ of 5 (4200 Sq. Ft.), City of El Paso, El Paso County, Texas
Location:	825 Mundy Drive
Historic District:	Sunset Heights
Property Owner:	Jacquelyn Downing
Representative:	Jacquelyn Downing
Representative District:	8
Existing Zoning:	R-5/H (Residential/Historic)
Year Built:	1910
Historic Status:	Contributing
Request:	Certificate of Appropriateness for the installation of solar panels on the roof
Application Filed:	12/04/18
45 Day Expiration:	01/18/19

Ms. Velázquez gave a presentation. She stated the property owner/representatives were not present in the audience and requested the item be moved to the end of the agenda.

As the property owner/representative did not appear at the meeting, Commissioners took the following action:

MOTION:

Motion made by Commissioner Luciano, seconded by Commissioner Macias ***TO TABLE IT AND THEY REAPPLY.***

No vote was taken.

MOTION:

Motion made by Commissioner Stapler, seconded by Commissioner Luciano ***AND UNANMOUSLY CARRIED TO REJECT THE PROPOSAL.***



2. PHAP19-00001	2 Radford Terrace Lot 11 (7005.29 Sq. Ft.), City of El Paso, El Paso County, Texas
Location:	4620 King Arthur Court
Historic District:	Austin Terrace
Property Owner:	Victoriano and Maria de Jesus Lozano
Representative:	Victoriano and Maria de Jesus Lozano
Representative District:	2
Existing Zoning:	R-4/H (Residential/Historic)
Year Built:	1994
Historic Status:	Non-Contributing
Request:	Certificate of Appropriateness for painting metal fence and gate blue after-the-fact
Application Filed:	01/02/19
45 Day Expiration:	02/16/19

Ms. Velázquez gave a presentation and responded to comments and questions from Commissioners. She explained the property is located in the northern section of the historic district.

This northern section area was designated in 1991/92 because the residents already living in the historic district requested this northern section, although vacant at the time of designation, be included in the historic district to control development. These houses do look very suburban, very different from the historic looking structures, but must follow the historic district rules and guidelines.

Ms. Velázquez read the following into the record:

*The Historic Preservation Office recommends **APPROVAL WITH A MODIFICATION** of the proposed scope of work based on the following recommendations:*

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- Paint colors must be of the period, times, architectural style of the building, and geographic location because what works for a color palette for a home in California does not necessarily fit with paint colors in El Paso.*
- When repainting, select paint colors that are compatible with the historic building and district. Enhance the features of a building through appropriate selection and placement of paint color consistent with its architectural style.*



- *Retain fences and walls that contribute to the historic character of the property and the district where possible. If replacement is necessary, replace only the deteriorated element to match the original in dimension, proportion, material, texture, and detail.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

THE MODIFICATION IS THAT THE METAL BE PAINTED BLACK TO REFLECT ITS ORIGINAL COLOR.

Chairman Sevigny, Vice-Chairwoman Hamilton and Commissioners Stapler, Luciano, Palacios, Lopez, and Macias commented and/or asked questions of the property owner.

Maria de Jesus Lozano, property owner, presented her case and responded to comments and questions from Commissioners.

Mr. Abeln requested the member of the audience to please refrain from speaking out.

CALL FOR THE QUESTION:

Commissioner Macias **CALLED FOR THE FOLLOWING -- LET'S VOTE ON IT AND GIVE HER THE TURQUOISE FENCE AND LET HER GO HOME.**

No second was made. No vote was taken.

MOTION:

Motion made by Commissioner Macias **TO CLOSE THE DEBATE AND VOTE.**

No second was made. No vote was taken.

MOTION:

Motion made by Commissioner Macias **TO LET HER KEEP THE TURQUOISE FENCE AND VOTE ON IT.**

No second was made. No vote was taken.



At this time, Commissioner Palacios seconded Commissioner Macias' motion.

MOTION:

Motion made by Commissioner Macias, seconded by Commissioner Palacios **AND CARRIED TO LET HER KEEP THE TURQUOISE FENCE.**

AYES: Commissioners Luciano, Palacios, Lopez, and Macias

NAYS: Chairman Sevigny, Vice-Chairwoman Hamilton, and Commissioner Stapler

Motion passed 4-3.

3. PHAP19-00003	46 Ysleta Tr. 16 (0.59 Ac), City of El Paso, El Paso County, Texas
Location:	200 N Zaragoza Road
Historic District:	Ysleta
Property Owner:	Filiberto Molina
Representative:	Filiberto Molina
Representative District:	6
Existing Zoning:	C-1/H (Commercial/Historic)
Year Built:	1978
Historic Status:	Non-Contributing
Request:	Certificate of Appropriateness for the construction of a metal canopy shades/carports at the main façade after-the-fact
Application Filed:	01/02/19
45 Day Expiration:	02/16/19

Ms. Velázquez gave a presentation and responded to comments and questions from Commissioners.

Ms. Velázquez read the following recommendations into the record:

*The Historic Preservation Office recommends **APPROVAL WITH A MODIFICATION** of the proposed scope of work based on the following recommendations:*



The Ysleta Historic Design Guidelines recommend the following:

- *New additions should be planned so that they are constructed to the rear of the property or on a "non-character defining elevation."*
- *According to the Standards for Rehabilitation, new additions should be designed and constructed so that the character-defining features of buildings are not radically changed, obscured, damaged or destroyed in the process of rehabilitation.*
- *Rather, add to a more recent addition, or start a new one-to-two story addition on the side or rear of the building.*
- *Additions should complement the original structure, but not necessarily attempt to duplicate or copy it. The older structure should be identifiable from the new addition.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

THE MODIFICATION IS THAT THE STRUCTURE BE RELOCATED TO THE BACK.

Mr. Filiberto Moreno, property owner, responded to comments and questions from Chairman Sevigny, Vice-Chairwoman Hamilton and Commissioners Stapler, Luciano, Palacios, Lopez, and Macias

MOTION:

Motion made by Commissioner Stapler, seconded by Commissioner Macias **TO APPROVE THE STRUCTURE PENDING APPROVAL BY THE CITY FOR PERMITS.**

AMENDMENT TO THE MOTION

Chairman Sevigny amended the motion "Paint the canopy posts to match the building (blue)."



Commissioners Stapler and Macias accepted the amended language to the motion.

AMENDED MOTION:

Motion made by Commissioner Stapler, seconded by Commissioner Macias **AND UNANIMOUSLY CARRIED TO APPROVE THE STRUCTURE PENDING APPROVAL BY THE CITY FOR PERMITS AND THAT THE CANOPY POSTS BE PAINTED BLUE TO MATCH THE BUILDING.**

4. Addresses of property HLC Commissioners have requested that HLC staff review or investigate and provide a report to the HLC. If no addresses are submitted in advance and listed under this agenda item, Commissioners may announce such addresses under this agenda item. Discussion on property announced at this meeting will take place during the next regularly scheduled meeting. January 7, 2019 deadline for HLC members to request for agenda items to be scheduled at the January 28, 2019 meeting. January 28, 2019 deadline for HLC members to request for agenda items to be scheduled for the February 11, 2019 meeting.

No requests were made by Commissioners.

HLC Staff Report

5. Update on Administrative Review Cases since last HLC meeting for the properties listed on the attachment posted with this agenda. (See Attachment "A.")

No discussion amongst Commissioners.

MOTION:

Motion made by Chairman Sevigny, seconded by Commissioners Stapler and Luciano **AND UNANIMOUSLY CARRIED TO APPROVE THESE REVIEWS AS STATED.**



Other Business – Discussion and Action

6. Discussion and action on Regular meeting minutes for December 17, 2018.

MOTION:

Motion made by Chairman Sevigny, seconded by Commissioner Stapler ***AND UNANIMOUSLY CARRIED TO APPROVE THESE AS STATED.***

7. Discussion and action on the amendments to Chapter 20.20 of the El Paso City Code

Ms. Velázquez explained now that the City and County elections are over, that is what we were waiting for. She stated she does not know the state of the survey; however, she suggested Commissioners restart the work sessions for amending Chapter 20.20.

It was determined that a Work Session meeting of the Historic Landmark Commission would be scheduled for Monday, January 14th, 4:00 p.m., City 3 Building, 801 Texas Avenue, Second Floor, Muir Conference Room.

MOTION:

Motion made by Chairman Sevigny, seconded by Commissioner Luciano ***AND UNANIMOUSLY CARRIED TO SCHEDULE A SPECIAL WORK SESSION FOR MONDAY, JANUARY 14TH, 4:00 P.M.***

MOTION:

Motion made by Chairman Sevigny, seconded by Vice-Chairwoman Hamilton ***AND UNANIMOUSLY CARRIED TO ADJOURN 5:25 P.M.***